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DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES

HISTORIC SITE BOARD January 22, 2007

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**

6:30 pm

- **Members Present:**

Paul Johnson
Carmen Lucas
Vicky Estrada
Eldonna Lay

- **Staff Present:**

Glenn Russell
Gail Wright
Donna Beddow
Angie Buyayo

Members Absent: Margie Warner

Staff Absent: None

- **Other General Information:** None

B. Conflict of Interest Declaration: None

C. Approval of November 20, 2006 Board Minutes

Approval of the November 20, 2006 Board Minutes; Motion by Eldonna Lay to approve minutes; 2nd by Vicki Estrada; motion carried 4-0-0.

D. Reports:

- Old Spanish Trail Centennial Celebration – Letter sent January 8, 2007
- Rancho Santa Fe Roundabout meeting January 9, 2007 – no one from the HSB attended.

- Felicita Park – Cricket cell site co-location – project update – Donna Beddow
- Thing Brothers Store – No feedback yet from Diane Jacobs

E. Announcements:

- San Diego County Archaeological Society meeting Tuesday January 23, 2007, 7:30pm: Presenter: Mark Sutton; "Excavations at the Koehn Lake Site (KER-875), Western Mojave Desert, California"
- San Diego Archaeological Center February 10, 2007; 11am; "A Race Against Time, the Challenges of Preserving Rock Art in San Diego and Riverside Counties", by Steve Freers
- Friends of the Villa Montezuma, Inc., Valentine Tea, February 10, 2007.
- Traditional Juncus and Pine basket weaving workshop, February 3 and 4, 2007; Park Anza-Borrego Desert Visitors Center. Cost \$100 for members; \$125 non-members
- Traditional Pottery making workshop, March 17 and 18, 2007; Park Anza-Borrego Desert Visitors Center. Cost \$100 for members; \$125 non-members
- Camp Lockett public workshop, Thursday, January 30, 2007; 6:30 to 8:00pm, Lake Morena Community Center, 976 Sheridan Road, Campo

ITEM 2 – PUBLIC COMMENTS

A. Public Comment: None

B. County Department of Parks and Recreation:

Dr. Lynne N. Christenson, Historian, County Parks and Recreation

- Boulder Oaks Open Space Park: \$1200 to hire consultant for survey because of biological and cultural resources (known sacred site)
- Felicita Park: Trails Project, recommendations from Native American consultants – No Impacts
- Lindo Lake, Lakeside: former location of Lakeside Hotel, restore old boat house, circa 1855; first hire consultant, future use for concerts, events, and weddings
- Bancroft Rock House: waiting for consultant report, will not make 3rd round of state funding
- Warner Carrillo House: funding from California Cultural Historic Endowment (CCHE), Prop 40, round 3 to finish restoration

C. Presentation: None

ACTION ITEMS:

ITEM 3 – ELECTION OF OFFICERS FOR THE 2006 TERM

Description: Nominate and elect officers for 2007 (Chairman, Vice-Chairman)

Motion by Vicki Estrada to table motion until board member Jim Royle has been reappointed to HSB. Second by Carmen Lucas; motion carried 4-0-0.

ITEM 4 – CHARLES WAKEFIELD CADMAN HOUSE IN MT. HELIX – MAA 06-007

Applicant: Wendy L. Tinsley, Principal, Urbana Preservation, representing owners
Owner: Ruthann & Willard Thorn
Location: 4625 Calavo Drive, La Mesa, CA 91941, APN 497-115-30-00
Community Planning Group: Valle de Oro
Supervisor District: 2-Dianne Jacob

Description: The Wakefield/Cadman house is a Spanish Revival style home constructed in 1930 by the Olmstead Building Company as part of the Mt. Helix Calavo Gardens land subdivision. The palatial home was built for American composer and pianist Charles Wakefield Cadman, who arrived in San Diego in 1929. The house embodies the distinctive characteristics of Spanish Revival domestic architecture in San Diego and southern California between c.1915 and c. 1935 (Historic Resource Criteria 9493 V (b) 3). In addition, the house is associated with the life of composer and pianist Charles Wakefield Cadman, a person important to the history of San Diego County (Historic Resource Criteria 9493 V (b) 2). This project is being brought to the HSB for historic landmarking and for participation in the Mills Act Contract.

Staff Recommendation: Recommend placement of this house V (b) (1), on lot APN 497-445-30-00, on the Local Register of Historic Resources as Landmark Number 2006-007. Staff finds this resource to be significant under Criterion V (b) (2), the resource is associated with the house is associated with the lives of persons important to San Diego County's history and cultural heritage; and under Criterion V (b) (3), distinctive characteristics of a type and period in San Diego County's history.

Meeting Notes:

Board gave rave reviews for restoration of house. V. Estrada asked a question regarding Staff recommendation on landscapes. Staff will add "structural elements associated with residences" includes walls, structures, etc.

Board Action: Recommend placement of this house, on lot APN 497-115-30-00, on the Local Register of Historic Resources as Landmark Number 2006-007 and recommend approval for participation in the Mills Act contract. Staff finds this resource to be significant under Criterion V (b) (2), the resource is associated with the house is associated with the lives of persons important to San Diego County's history and cultural heritage; and under Criterion V (b) (3), distinctive characteristics of a type and period in San Diego County's history.

Motion to approve recommendation by Vicki Estrada, second by Eldonna Lay; Motion carried 4-0-0

DISCUSSION ITEMS

ITEM 5 - C. J. PADEREWSKI-DESIGNED RESIDENCE IN BONITA

Description: This house was designed by C.J. Paderewski in 1951 for Mr. and Mrs. W.M. Cole. The current owners are interested in pursuing historical designation for the Mills Act. Carmen Pauli, architect with Heritage Architecture & Planning and representing the current owners, believes historical designation under local Criterion C is warranted since the house is a

good example of the Mid-Century Modern architectural style and also under local Criterion D as an example of the design work of master architect C.J. Paderewski. Ms. Pauli would like Historic Site Board input as to whether or not the County is likely to concur with the assessment of the home's historical significance and whether or not proposed modifications would negatively affect the potential for historical designation.

Meeting Notes: P. Johnson invited J. Royle to participate in the discussion. P. Johnson asked whether the City classifies Paderewski as a master architect. Carmen Pauli mentioned creating a formal list of buildings that include Caltrans Building, El Cortez (glass ballroom and glass elevator), several residences, San Diego Blood Bank, and Airport Terminal 1. Pauli had brunch with the architect, who turned 91 years old. Heritage Architecture and Planning has contract with the City of San Diego for oral histories. A draft will be ready by May 2007. P. Johnson commented that house is "inventive, ingenious, Mid. Century Modern". J. Royle asked what modifications were proposed. David de Bie described the modifications to include:

- 1) front yard fence – fence restoration for front yard swimming pool, also restoring swimming pool;
- 2) proposing screen (hardscape) "protect from public," best view is from behind the house;
- 3) driveway wall; lowered screen, entire west wall glass;
- 4) downstairs inside of house, never finished by original owner, wanted to mimic ground level floor to sub-level of house by making glass via sliders or large panel windows, expansion was done in the early 1960s, after original construction in 1951, and
- 5) proposing to push kitchen out (kitchen remodel).

P. Johnson commented that house is on downward slope, view of the rear of the house is from a distance.

Owner was Porsche Club of America President for 10-12 yrs. He passed away three weeks ago. Slides of tours of Porsche factory, tours, etc. were available. P. de Bie will contact Porsche Club.

Possible Association History with Porsche Club of America V (b) (2).

ITEM 6 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, February 26, 2007 (fourth Monday)
- Photos for website; board members to bring or send brief biographical information to staff
- Valley Center, Fire Station, State Historic listings
- Dulzura Café, designation for next meeting
- Goals for 2007
- Discuss grant applications (possibly Grossmont-Mt. Helix), Annual Report

ITEM 7– ADJOURNMENT

7:26 PM

APPROVAL OF BOARD MINUTES:

Chairman, Jim Royle

February 26, 2007

Vice-Chairman, Paul Johnson

February 26, 2007